



**21 North Hill Avenue, Hucknall, Nottingham,  
Nottinghamshire NG15 7FE**

**Offers Over £200,000**

Tel: 0115 9680268



- Traditional Semi Detached House
- 20ft Open Plan Dining Kitchen
- Double Width Driveway
- Viewing Essential To Appreciate
- Modern Shower Room
- Substantial Rear Garden
- Two Bedrooms
- Fantastic Rear Extension

A wonderful opportunity to purchase this gorgeously presented, extended home with a real wow factor. This magnificent home truly is a credit to its current owners, who since their purchase have completely transformed this traditional two-bedroom semi-detached house into a modern yet timeless vision of space, style and quality, which is ever present throughout.

Within this transformation the current owners have left no stone unturned with the sheer amount of work they have done basically going all the way back to brick to create what you can see today within this magnificent home with them adding the stunning pitched roof extension, new kitchen, new shower room, majority new glazing and contemporary composite door, new Baxi boiler still within its ten year warranty, fully certified re-wire, re-plaster, new internal doors, double width driveway amongst others. Literally everything down to the finer touches such as lighting, flooring and decor which have all been improved and updated to nothing short of a meticulous standard.

The spacious yet well planned accommodation comprises an open side entrance that flows seamlessly into a magnificent open plan dining kitchen fitted with sleek grey units, matching, feature full length and Velux windows and aluminium bi-folding doors opening out onto the rear garden. To the ground floor there is also a second cosy, yet well-proportioned reception room again finished with a classy internal decor. To the first-floor landing there are two generous bedrooms and a modern shower room with walk-in shower.

Externally, this property stands slightly elevated from the quiet residential North Hill Avenue which is located just a short distance away from all the handy amenities Hucknall has to offer including its excellent transport links. The property itself has an initial two car driveway and a side access onto the substantial yet manageable rear garden which is both private and secure with-it being majority laid to lawn.

For all those in the market looking for something to be the envy of all visitors then look no further and call us today to book your early viewing as we do not anticipate this will be around for long.

#### **ENTRANCE HALL**

An inviting entrance that has been opened up to lead you straight into the the magnificent open plan dining kitchen.

#### **OPEN PLAN DINING KITCHEN**

w: 6.3m x l: 4.01m (w: 20' 8" x l: 13' 2")

An open plan dining kitchen of the highest order, this magnificent well proportioned reception room really is certain to catch your eye. Having benefited from a well thought out extension this room is fitted with a sleek and stylish range of dark grey wall cupboards, base units and drawers with wood effect working surfaces over. There is also a large, matching central island with feature pendent lighting over. Inset double bowl stainless steel sink with pull down hose chrome mixer tap. There is a whole host of integrated appliances included literally making this perfect to move straight in and not having to worry about appliances as it includes oven, microwave, induction hob, fridge/freezer, dishwasher and a washing machine.

#### **DINING AREA**

Moving into the dining area and under that fantastic pitched roof extension area with full height feature double glazed windowpanes to the side, two double glazed Velux windows and a full width range of aluminium bi-folding doors opening out onto the private rear garden which really do all assist in creating a true feeling of space and also allowing tonnes of natural light to pour into this home.

#### **LOUNGE**

w: 4.14m x l: 3.86m (w: 13' 7" x l: 12' 8")

A wonderful bay fronted cosy lounge with a radiator, ceiling light point, delightful décor and a double glazed bay window to the front elevation.

#### **DOWNSTAIRS WC**

w: 1.57m x l: 0.76m (w: 5' 2" x l: 2' 6")

A handy addition to any home, this well positioned downstairs WC with a low flush WC, wash hand basin with high gloss storage unit and chrome mixer tap, featured tiled walls and understairs storage.

**FIRST FLOOR LANDING**

w: 1.83m x l: 1.55m (w: 6' x l: 5' 1")

With a ceiling light point and a loft hatch providing access to the large attic space.

**BEDROOM ONE**

w: 4.19m x l: 3.43m (w: 13' 9" x l: 11' 3")

A large double bedroom with an internally built wardrobe with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

**BEDROOM TWO**

w: 3.1m x l: 2.49m (w: 10' 2" x l: 8' 2")

A second well proportioned bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

**SHOWER ROOM**

w: 2.16m x l: 1.57m (w: 7' 1" x l: 5' 2")

A beautifully appointed neutral shower room with a three piece suite comprising a walk in shower with internally plumbed chrome shower, contemporary yet traditional wash hand basin with fitted under storage, chrome taps, ceiling spotlights, heated towel rail, majority tiled walls and an obscure double glazed window to the rear elevation.

**OUTSIDE**

Externally, this property stands slightly elevated from the quiet residential North Hill Avenue which is located just a short distance away from all the handy amenities Hucknall has to offer including its excellent transport links. The property itself has an initial two car driveway and a side access onto the substantial yet manageable rear garden which is both private and secure with it being majority laid to lawn.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









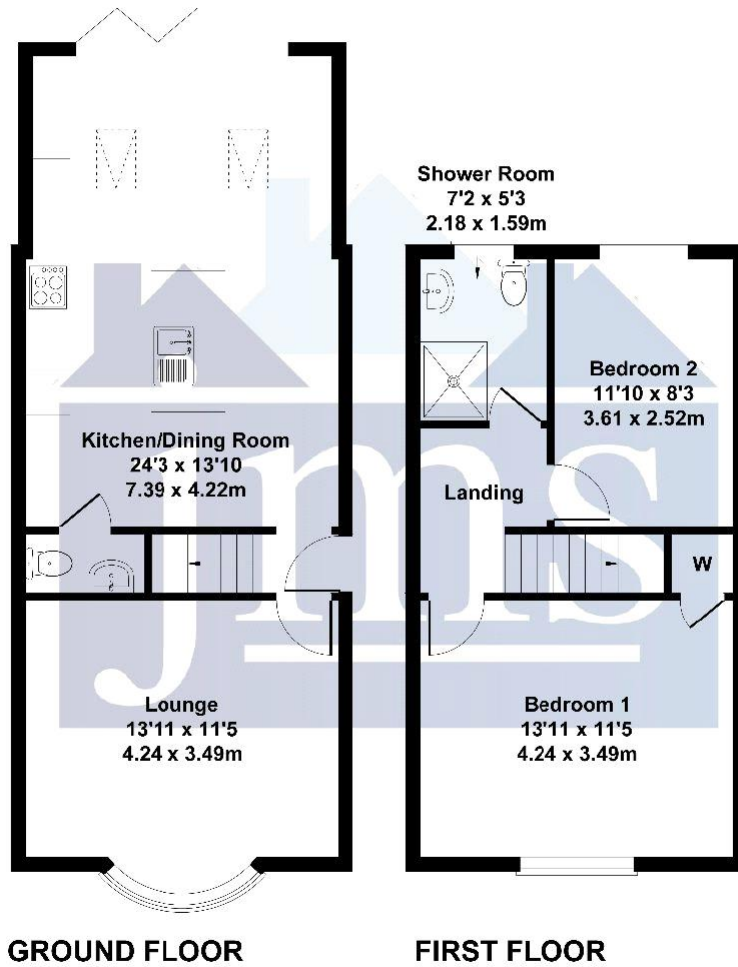




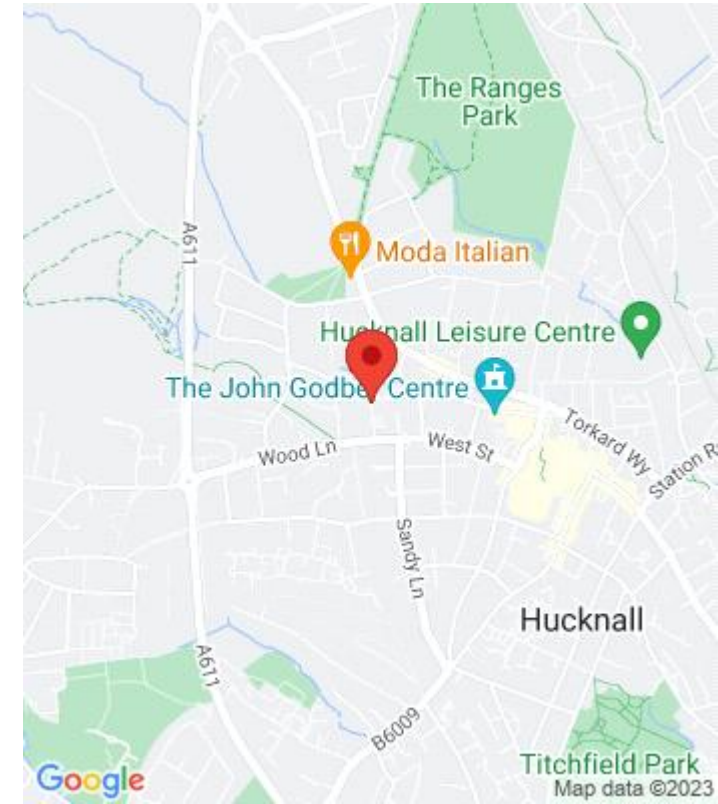


# North Hill NG15 7FE

Approximate Gross Internal Area  
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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